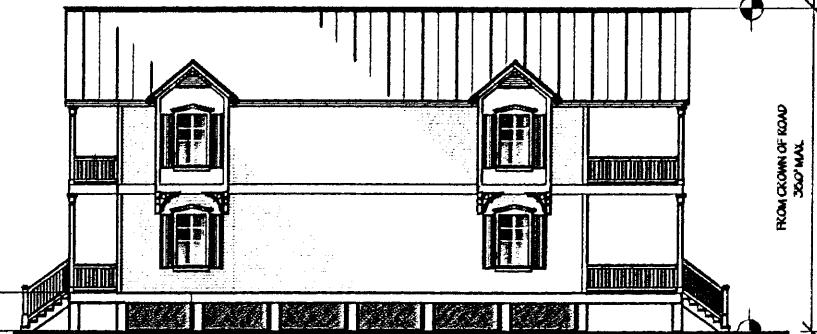


REVISIONS: DATE



1 FRONT Elevation  
1" = 10 ft

1 Side Elevation  
1" = 10 ft



1 Side Elevation  
1" = 10 ft

1 Rear Elevation  
1" = 10 ft

PROJECT:  
**KINGS POINTE**  
KEY WEST, FLORIDA.

**DRAWING TITLE:**  
PENINSULAR TOWNHOUSES  
16 UNITS

PROJECT NUMBER:  
05B6  
DRAWN:  
CHECKED:  
DATE:  
01-09-06

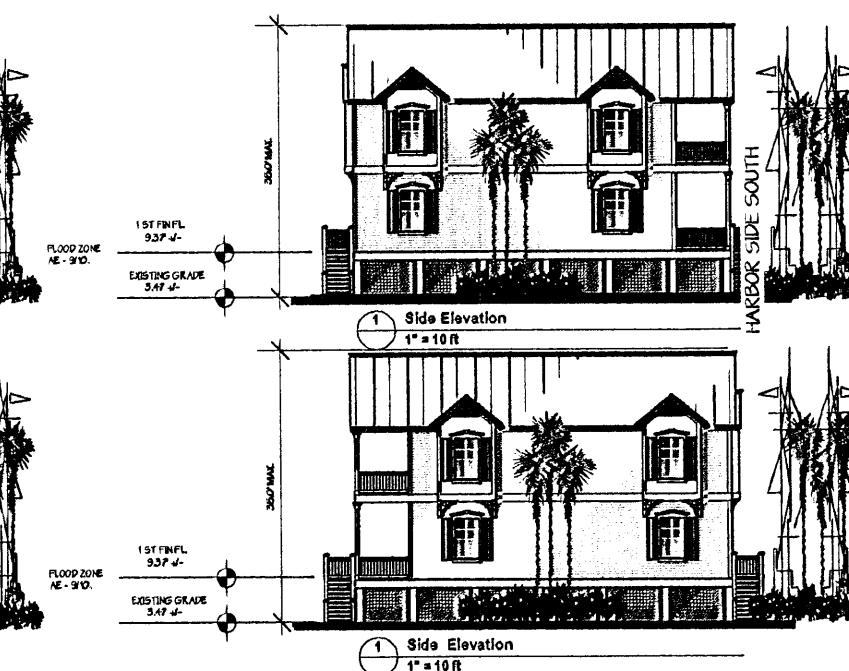
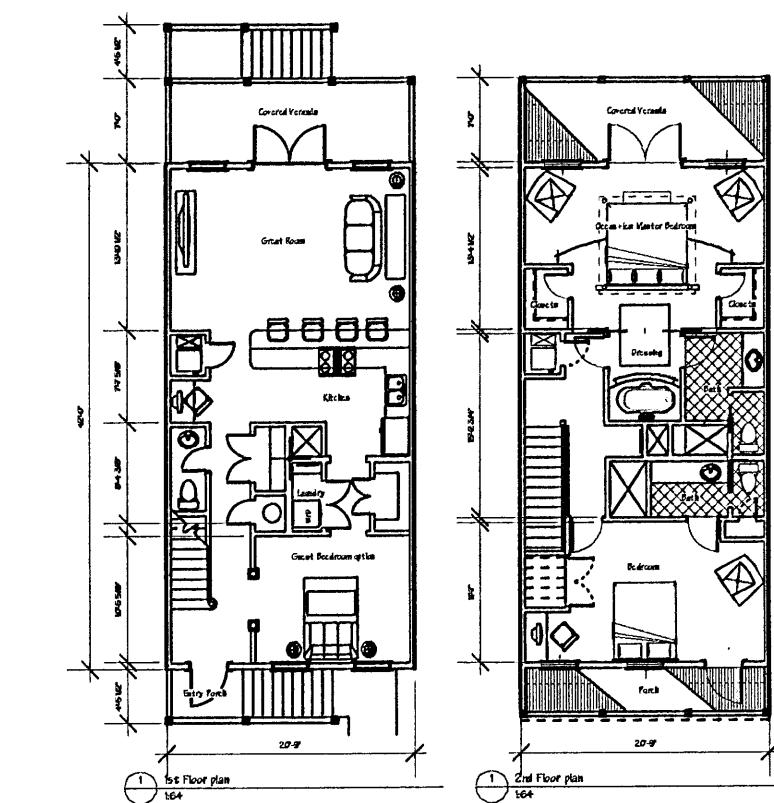
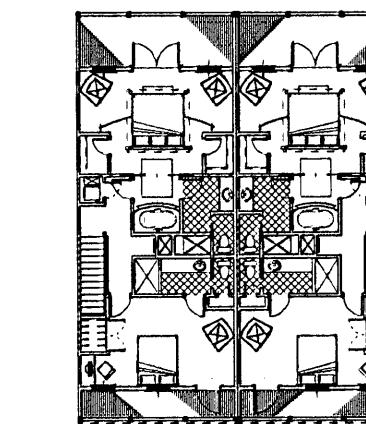
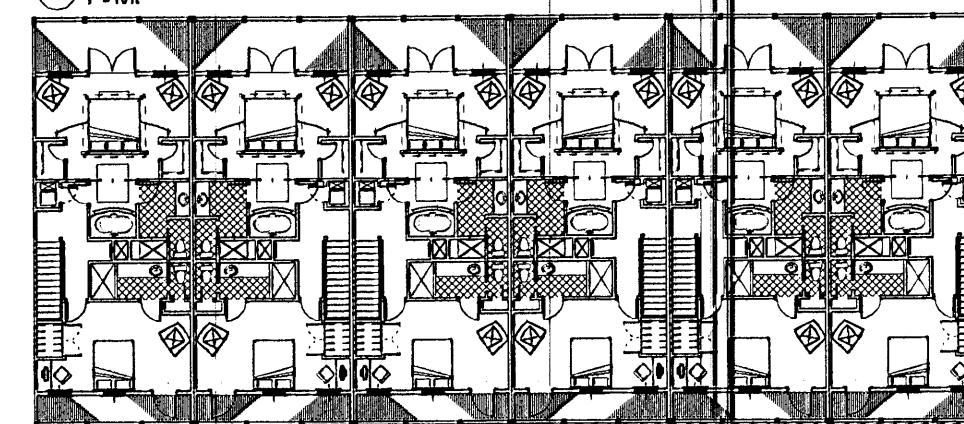
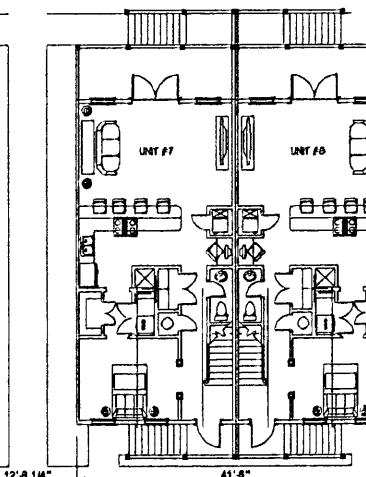
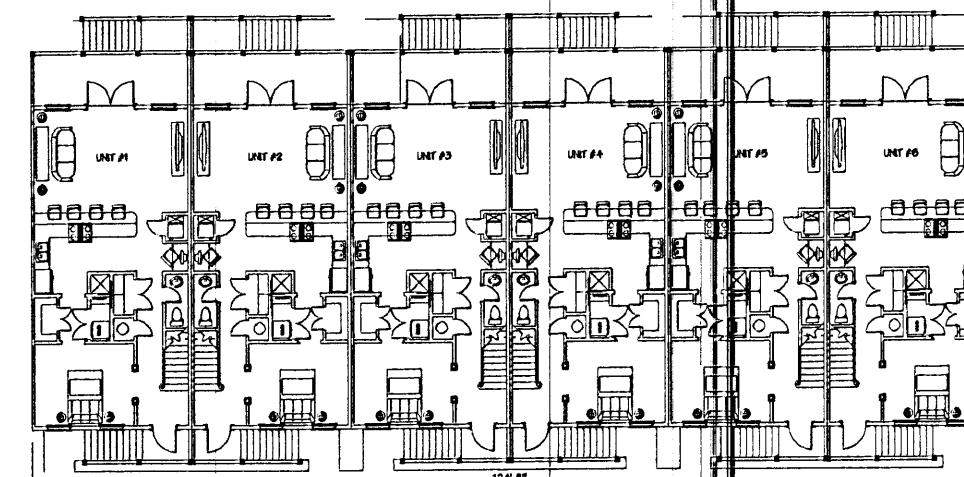
SHEET #  
OF



REDUCED DRAWINGS N.T.S.

1 6 5 4 3 2 1

REVISIONS: DATE



**KINGS POINTE**  
KEY WEST, FLORIDA

PROJECT:

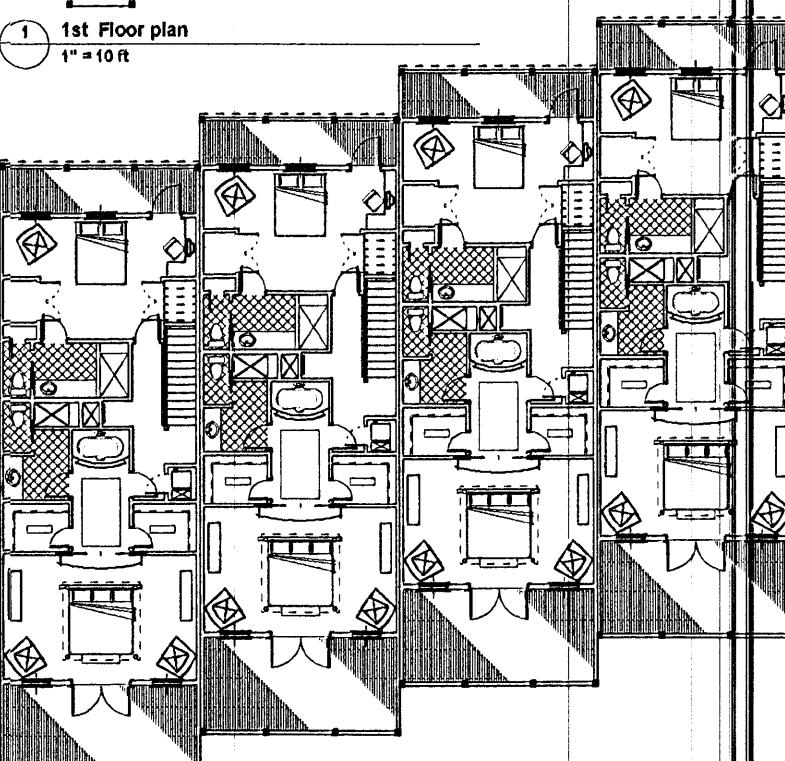
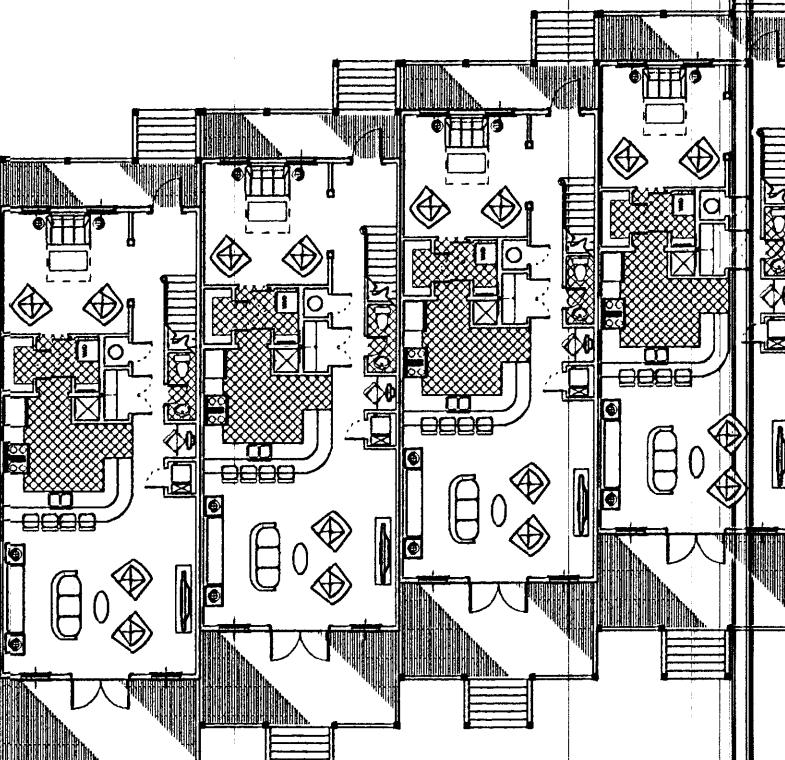
**DRAWING TITLE:**  
HARBOR SIDE  
8 UNITS

PROJECT NUMBER:  
0628  
DRAWN:  
CHECKED:  
DATE: 01-09-08

SHEET #  
OF

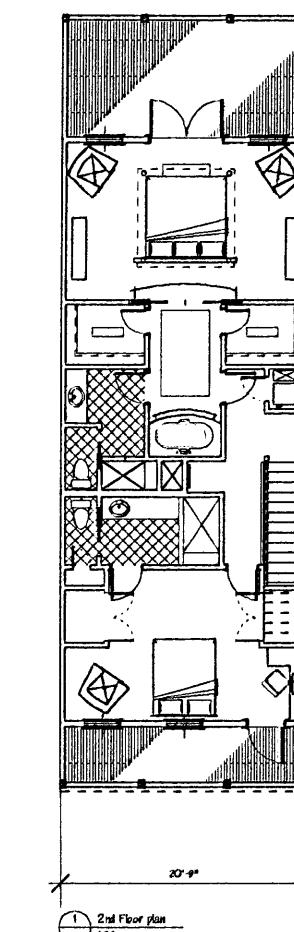
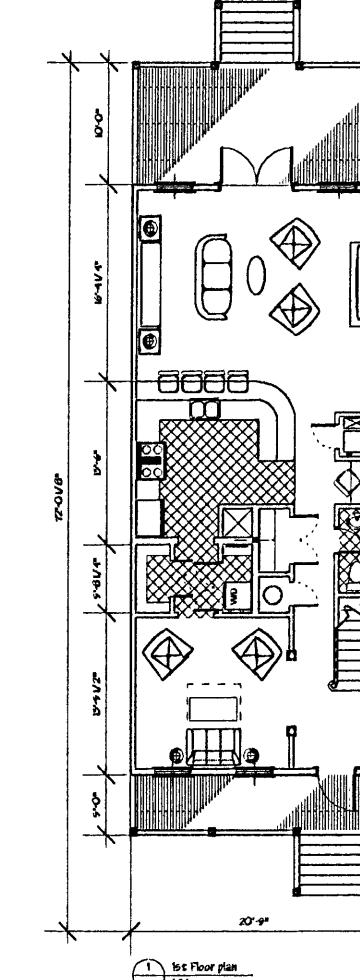
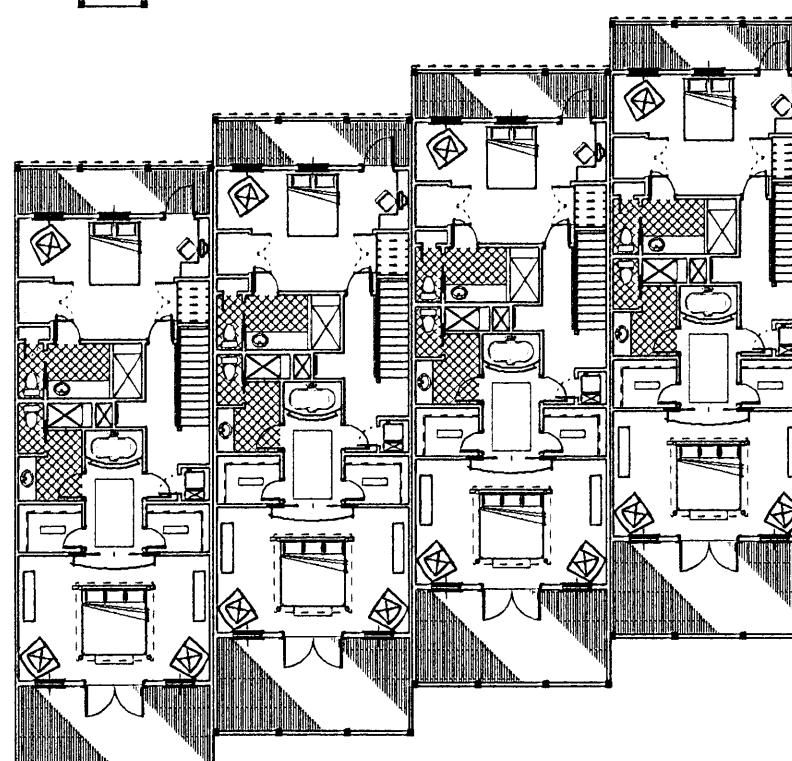
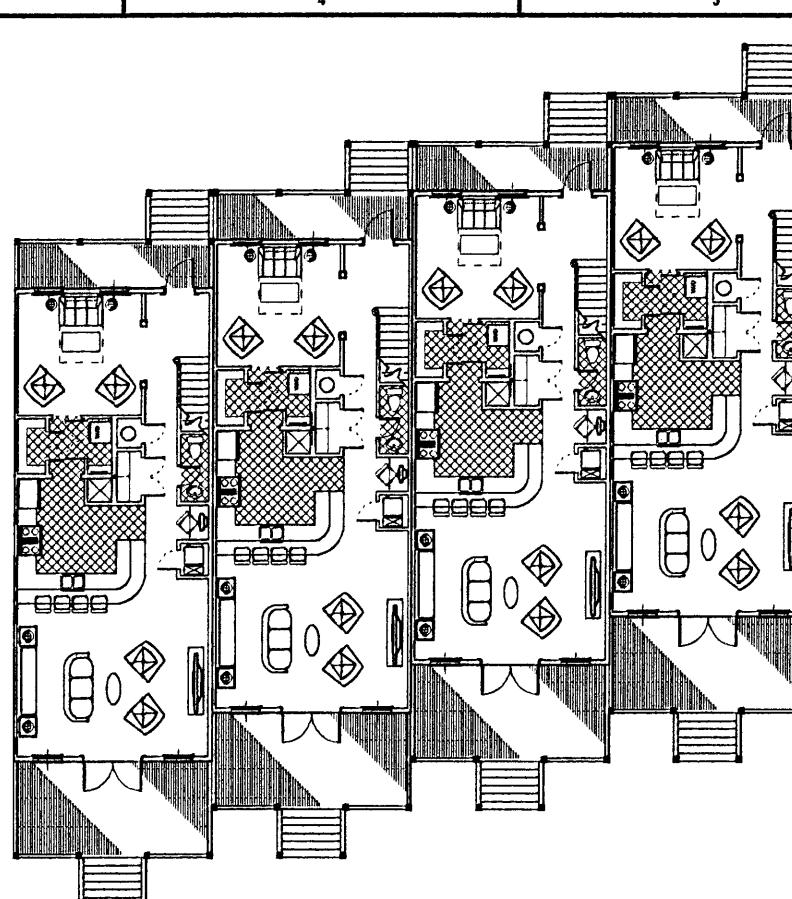
REDUCED DRAWINGS N.T.S.

REVISIONS: DATE



1

TYPICAL POD PLAN  
1" = 10 ft



REDUCED DRAWINGS N.T.S.

DRAWING TITLE:  
PENINSULAR TOWNHOUSES  
16 UNITS

PROJECT NUMBER:  
05.26  
DRAWN:  
CHECKED:  
DATE: 01-09-06

SHEET #

OF (2)

PETER M. PIKE FLA. REGISTRATION # AR0015198

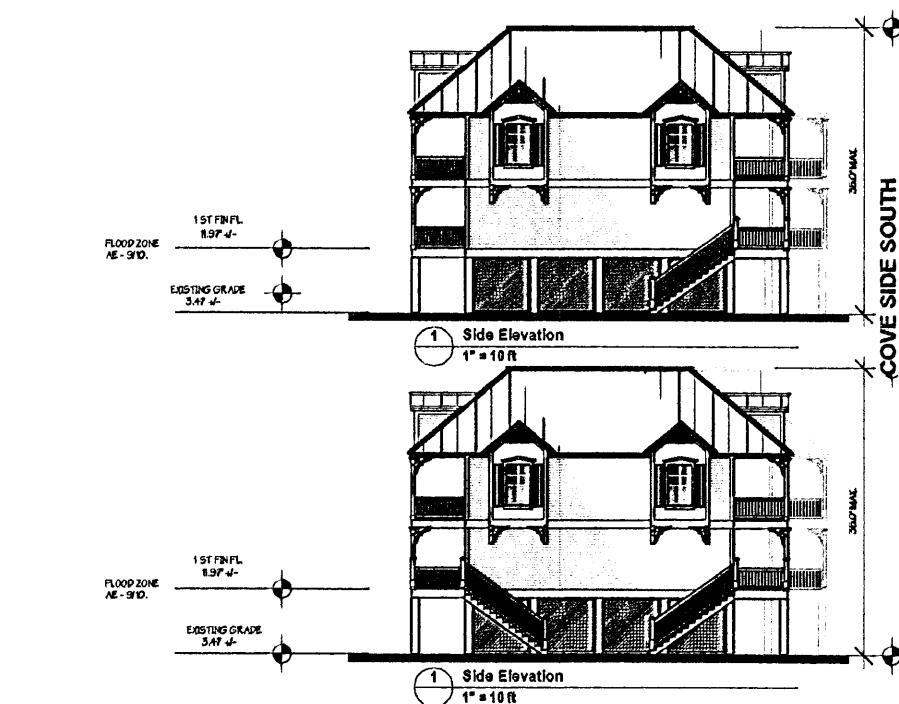
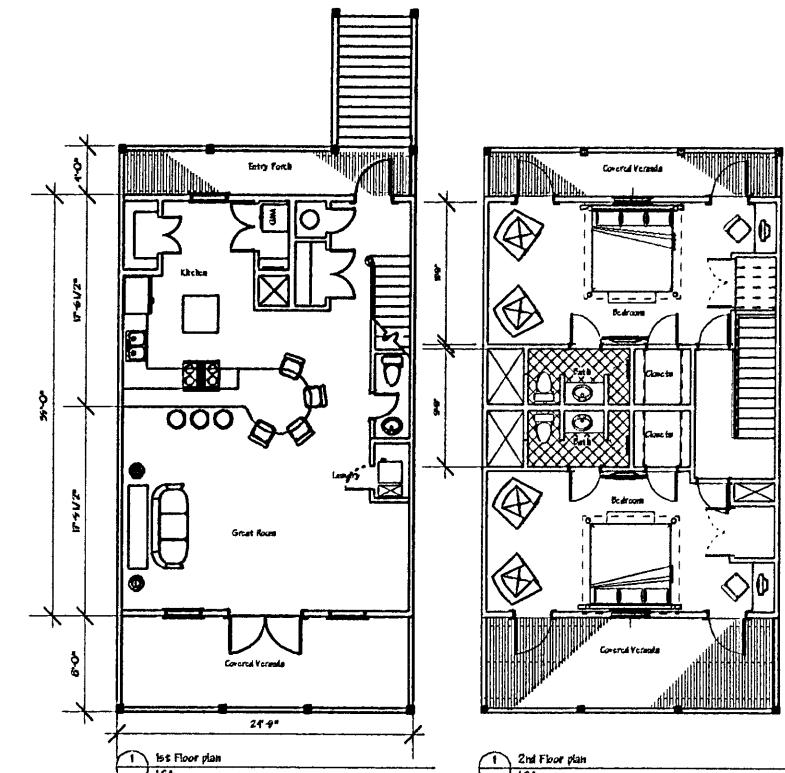
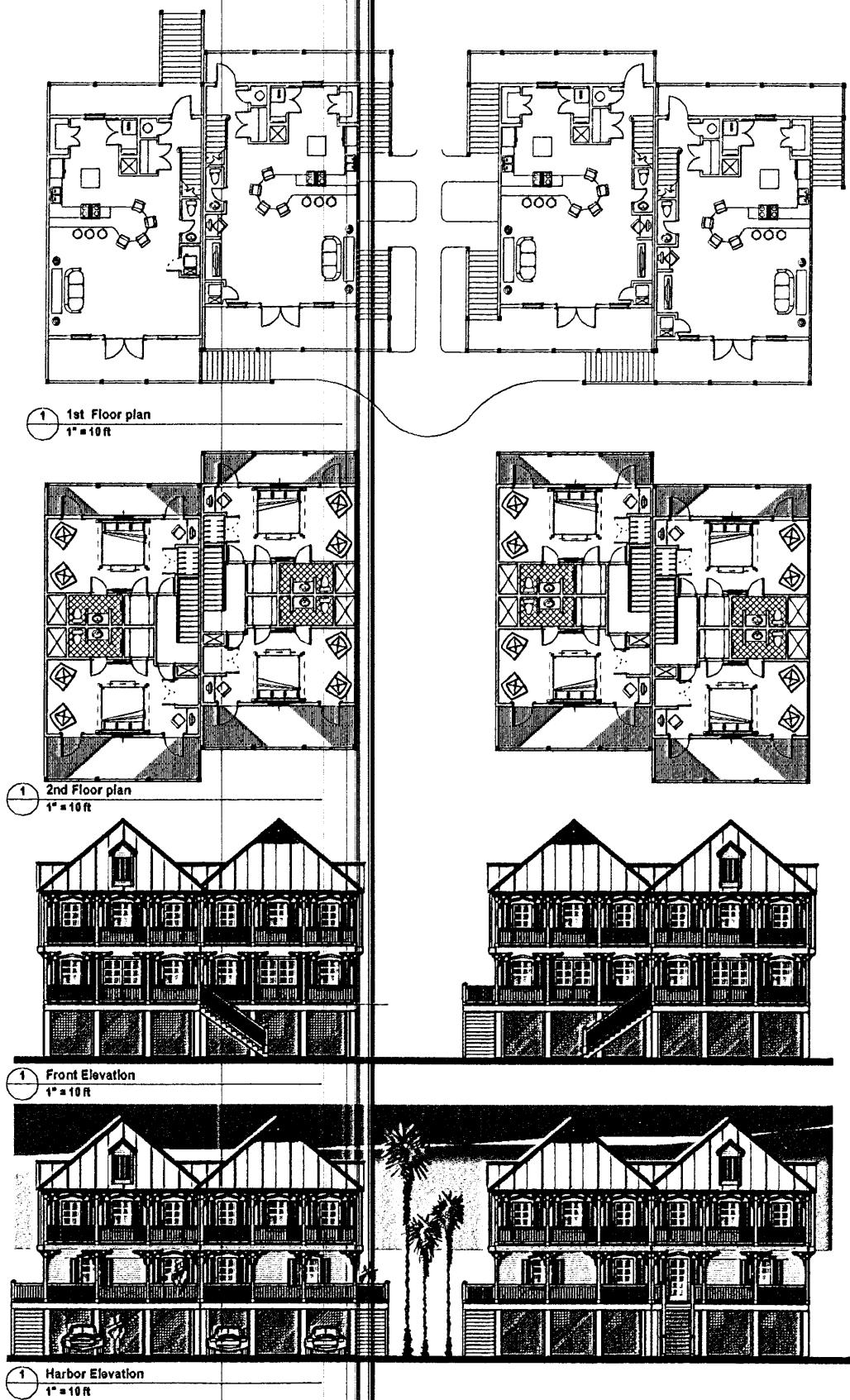


PETER PIKE  
ARCHITECT

819 PEACOCK PLAZA  
PMB# 409  
KEY WEST, FLA. 33040  
305-286-1692

PROJECT:  
KINGS POINTE  
KEY WEST, FLORIDA

REVISIONS: DATE



REDUCED DRAWINGS N.T.S.

PETER PIKE  
ARCHITECT

819 PEACOCK PLAZA  
PMB 409  
KEY WEST, FLA. 33040  
305-226-1682

PROJECT:  
KINGS POINTE  
KEY WEST, FLORIDA

DRAWING TITLE:  
COVE UNITS SOUTH  
4 UNITS

PROJECT NUMBER:  
0886  
DRAWN:  
CHECKED:  
PMP  
DATE: 01-09-08

SHEET #  
OF 4

REVISIONS: DATE



819 PEACOCK PLAZA  
PMB #409  
KEY WEST, FLA. 33040  
305-296-1692

PROJECT:  
**KINGS POINTE**  
KEY WEST, FLORIDA.

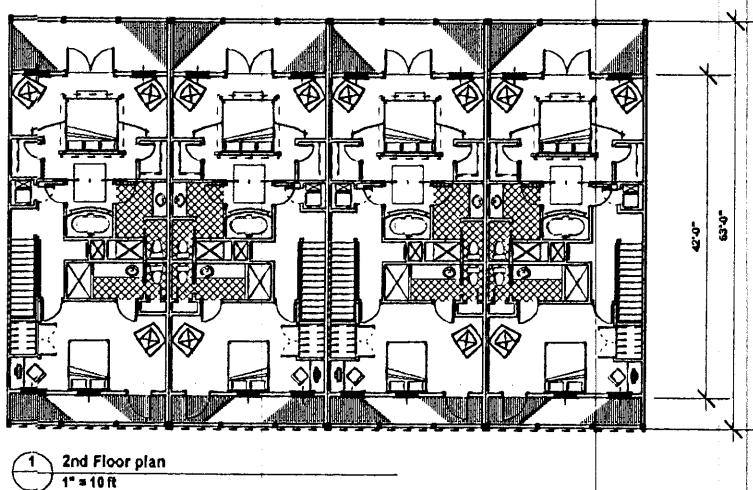
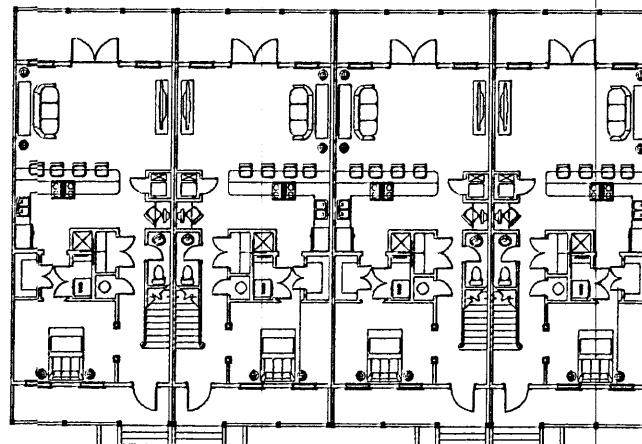
DRAWING TITLE:  
**COVE UNITS EAST**  
4 UNITS

PROJECT NUMBER:  
0686  
DRAWN:  
CHECKED:  
RMP  
DATE:  
01-09-08

SHEET #  
OF  
(5)

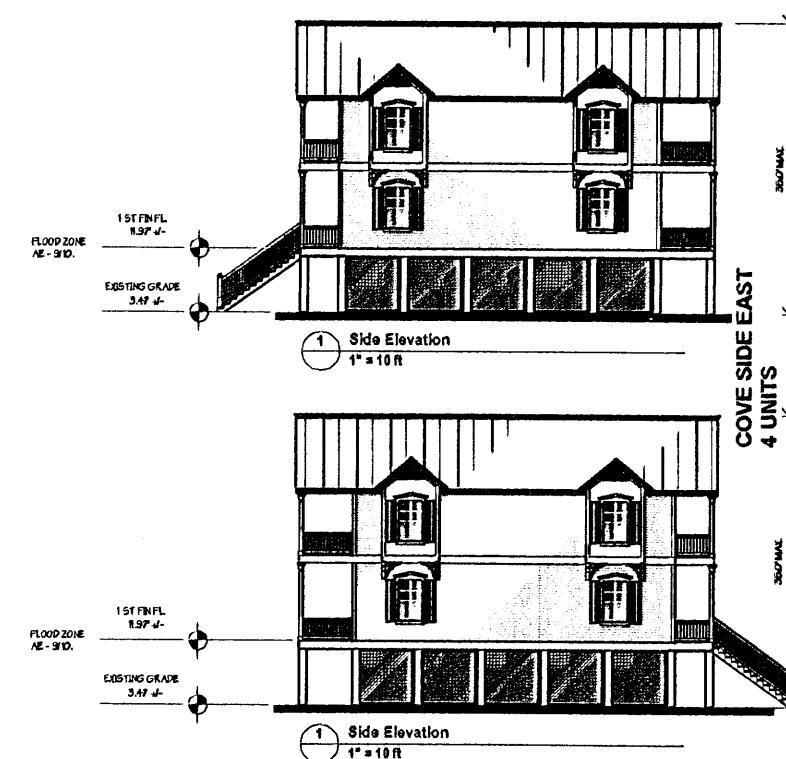
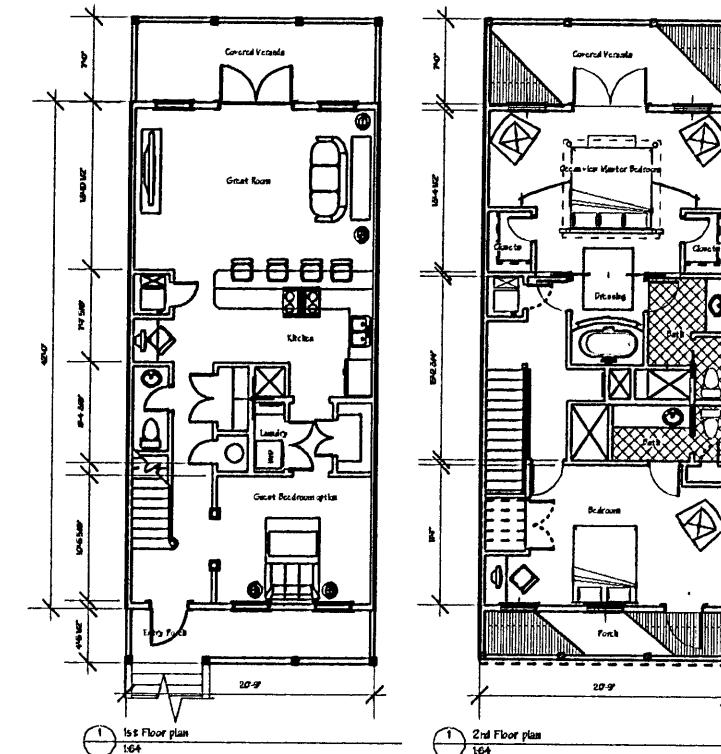
REDUCED DRAWINGS N.T.S

PETER M. PIKE FLA. REGISTRATION # AR0015198



1 Front Elevation  
1" = 10 ft

1 Shoreline Elevation  
1" = 10 ft



7 6 5 4 3 2 1

7 6 5 4 3 2 1

#### GAI DESCRIPTION :

TRACT OF LAND IN A PART OF GOVERNMENT LOT FOUR (4) AND GOVERNMENT LOT FIVE (5), ALL IN SECTION 31, TOWNSHIP SOUTH, RANGE 28 EAST, SUGARLOAF KEY, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT FIVE (5), SAID CORNER ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HERINAFTER DESCRIBED, BEAR EAST TWENTY-FIVE (25) FEET; THENCE BEAR NORTH EIGHT HUNDRED FORTY-ONE (741) FEET; THENCE BEAR EAST FIVE HUNDRED NINETY-TWO (592) FEET; THENCE BEAR SOUTH EIGHT HUNDRED FORTY-ONE (741) FEET; THENCE BEAR EAST THREE HUNDRED TWENTY-THREE (323) FEET; THENCE BEAR SOUTH ELEVEN THOUSAND (1,000) FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF UPPER SUGARLOAF SOUND; THENCE MEANDER THE SHORELINE OF UPPER SUGARLOAF SOUND IN A SOUTHWESTERLY, SOUTH-EASTERLY AND NORTHWESTERLY DIRECTION TO A POINT WHICH IS BEARING SOUTH FROM THE POINT OF BEGINNING; THENCE BEAR NORTH SIX HUNDRED (600) FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

AID LAND ALSO BEING DESCRIBED AS FOLLOWS:  
TRACT OF LAND IN A PART OF GOVERNMENT LOT FOUR(4) AND GOVERNMENT LOT FIVE(5)  
ALL IN SECTION 31, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUGAR LOAFKEY, MONROE  
COUNTY FLORIDA.  
EGIN AT THE NORTHWEST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT FIVE (5);  
HENCE SOUTH 89°46'33" EAST ALONG THE NORTH LINE OF GOVERNMENT LOT FIVE(5)  
5.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JOHNSON ROAD (A TWENTY  
IVE FOOT PUBLIC RIGHT OF WAY PER PLAT BOOK 4, PAGE 76, MONROE COUNTY PUBLIC  
RECORDS. THENCE NORTH 00°13'27" EAST ALONG THE EAST RIGHT OF WAY LINE OF JOHNSON  
ROAD 741.00 FEET; THENCE SOUTH 89°46'33" EAST 592.00 FEET; THENCE SOUTH  
0°13'27" WEST 741.00 FEET TO THE NORTH LINE OF GOVERNMENT LOT 5; THENCE EAST  
23.00 FEET; THENCE BEAR SOUTH ONE THOUSAND (1,000) FEET, MORE OR LESS, TO A POINT  
IN THE SHORELINE OF UPPER SUGARLOAF SOUND; THENCE MEANDER THE SHORELINE OF UPPER  
SUGARLOAF SOUND IN A SOUTHWESTERLY, SOUTHEASTERLY AND NORTHWESTERLY DIRECTION TO A  
POINT WHICH IS BEARING SOUTH FROM THE POINT OF BEGINNING; THENCE BEAR NORTH SIX  
UNDRED (600) FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

URVEY NOTES

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- "PCP" INDICATES NAIL IN BRASS SURVEY CAP SET IN LIEU OF 5/8" IRON ROD AND CAP UNLESS OTHERWISE NOTED.
- "PRM" INDICATES BRASS DISC IN 4" X 4" X 24" CONCRETE MONUMENT.
- LANDS SHOWN HEREON WERE SURVEYED BASED UPON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 98-2593  
(DATE ISSUED AUGUST 3, 1998 AT 11:41 AM) EFFECTIVE DATE AUGUST 4, 1998 AT 5:00 P.M.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 72°32'47" EAST ALONG THE CENTER LINE OF US-1 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 90020 SHEET 33 OF 53 DATED 3/26/1980.
- THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT FROM THE AFOREMENTIONED TITLE COMMITMENT.
- UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
- THIS SURVEY DEPICTS A MEAN HIGH WATER LINE AROUND THE SUBJECT PROPERTY. THIS LINE REPRESENTS ELEVATION 1.13 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AND IS BASED ON A PRORATION OF EXISTING MEAN HIGH WATER ELEVATIONS PROVIDED BY DOUGLAS THOMPSON (BUREAU OF SURVEYING AND MAPPING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. ELEVATIONS SHOWN HEREON ARE BASED ON TIDAL BENCH MARKS 4332 F 1982, ELEVATION 16.76 FEET. FOUND F.D.O.T BRASS DISK IN THE NORTHEAST CORNER BOW CHANNEL BRIDGE, AND TIDAL BENCHMARK 4332 G ELEVATION 16.70 FEET FOUND NOS BRASS DISK IN THE SOUTHEAST CORNER OF BOW CHANNEL BRIDGE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12087C1494H, COMMUNITY PANEL NO. 125129 EFFECTIVE DATE 3/3/97. THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION 11.00 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 0. UNDER GROUND FOUNDATIONS NOT LOCATED.
- 1. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
- 2. INTERIOR IMPROVEMENTS ARE NOT SHOWN, SUCH AS WATER AND SEWER HOOKUPS, CONCRETE FADS, DRIVEWAYS, R.V. SITES, POWER POLES, LIGHT POLES AND TRANSFORMERS, PURSUANT TO CLIENT'S REQUEST.
- 3. EVIDENCE OF SURFACE FEATURES LOCATED. UTILITIES SERVING THE PREMISES ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ABUTTING THE PREMISES, SUCH AS POWER POLES AND CABLE RISERS.
- 4. ACCORDING TO THE MONROE COUNTY ZONING DEPARTMENT, THE FOLLOWING APPLIES TO THIS PROPERTY:  
THIS SITE IS ZONED URM (URBAN RESIDENTIAL-MOBILE HOME DISTRICT) AND NA (NATIVE AREA) OVER THAT PORTION OF PROPERTY CALLED FOR IN THE DEED THAT LIES SEAWARD OF THE MEAN HIGH WATER LINE. THIS SITE IS CONSIDERED TO BE A LEGAL NON-COMFORMING CAMPGROUND RESORT, THIS PURSUANT TO A LETTER FROM THE MONROE COUNTY BOARD OF COMMISSIONERS TO NATIONAL HOME COMMUNITIES DATED SEPTEMBER 10, 1998.  
URM ZONING CODES AS FOLLOWS:
  - A) MINIMUM LOT AREA 1500 SQUARE FEET (1 UNIT PER SITE) NO RV'S
  - B) MINIMUM SET BACKS
    - 1) FRONT SET BACKS 10 FEET
    - 2) SIDE SET BACKS 10 FEET / 20 FEET
    - 3) REAR SET BACKS 10 FEET
  - C) MAXIMUM BUILDING HEIGHT IS 35 FEET (NO PERMANENT STRUCTURES EXCEED 35 FEET IN HEIGHT)
- 5. THERE ARE NO PARKING SPACES DELINATED ON THE SITE.
- 6. THERE EXISTS 98 MOBLIE HOME SITES ON THIS SITE.
- 7. ACCESS TO THIS SITE IS THROUGH A 25 FOOT STRIP OF LAND GRANTED TO MONROE COUNTY TO BE USED FOR ROAD PURPOSES ONLY RECORDED IN O.R.B. 42, PAGE 436 M.C.R. AND 25.0 FEET PUBLIC RIGHT OF WAY (JONHSON) ROAD AS SHOWN AND RECORDED IN PLAT BOOK 4 PAGE 76. M.C.R.
- ROAD ON THE WEST SIDE OF THE HEREON SHOWN PARCEL OF LAND NORTH TO US (1).
- 8. SEWAGE FROM THIS IS CONTAINED ON SITE.
- 9. POTTABLE WATER IS SUPPLIED FROM MONROE COUNTY AND ENTERS THE SITE FROM PUBLIC RIGHT OF WAY JOHNSON ROAD ON THE WEST SIDE OF THE SITE.
- 0. STORM WATER IS CONTAINED ON SITE.
- 1. INTERIOR UTILITIES, LOCATIONS OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED NOR SHOWN AT THE CLIENT'S REQUEST.
- 2. THE FOLLOWING AFFECT THE HEREON DESCRIBED PARCEL OF LAND AND ARE NOT PLOTTED: O.R.B. 668, PG. 43 OF THE PUBLIC RECORDS OF MONROE COUNTY, COUNTY ORDINANCE NO. 10-1977 AND AMENDMENT THEREOF 13-1978 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; O.R.B. 231 PAGE 14 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. O.R.B. 1183, PAGE 1522, MOROE COUNTY PUBLIC RECORDS.
- 3. THIS SITE CONTAINS 546900 SQUARE FEET. ACREAGE BASED ON LANDS LYING IN THAT PORTION OF GOVERNMENT LOT 4 AND THE PORTION OF GOVERNMENT LOT 5 CALLED OUT IN THE WARRENTY DEED CONTAINED IN FIRST AMERICAN TITLE COMPANY'S TITLE COMMITMENT FA-CC 98-2593 KLH LYING ABOVE THE MEAN HIGH WATER ELEVATION SHOWN HEREON. SAID LANDS LYING IN SUGAR LOAF KEY MONROE COUNTY, FLORIDA

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO NATIONAL HOME COMMUNITIES, L.L.C., LEHMAN  
ROTHERS HOLDINGS INC. ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR  
AFFILIATES, SUCCESSORS AND ASSIGNS AND NHC-FLIB L.P. THAT, AS OF OCTOBER 9, 1998, THIS MAP OF SURVEY  
ACCURATELY AND TRULY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MADE IN ACCORDANCE  
WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND  
ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ON SEPTEMBER 27, 1997, AND BY THE AMERICAN CONGRESS ON SURVEYING AND  
APPING ON SEPTEMBER 17, 1997, THAT THIS MAP OF SURVEY MEETS THE ACCURACY REQUIREMENTS OF A CLASS A (URBAN)  
SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b) (1), 8, 9, 10, 11 AND 13 IN TABLE A  
CONTAINED THEREIN AND THAT THE SAID MAP OF SURVEY CORRECTLY AND ACCURATELY SHOWS AND DEPICTS (a) THE  
BOUNDARY AND LOCATION OF THE PERIMETER OF THE PROPERTY BY COURSES AND DISTANCES, (b) EASEMENTS AFFECTING THE  
PROPERTY, AS DEFINED IN SCHEDULE B - SECTION 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT  
#0. 98-2593 EFFECTIVE DATE AUGUST 4, 1998 5:00 P.M., (WHETHER BENEFITTING OR BURDENING SAME), RIGHTS-OF-WAY AND  
EXISTING SURFACE EVIDENCE OR UTILITY LINES, AS DISCLOSED BY A PHYSICAL INSPECTION OF THE PROPERTY, (c) THE  
BOUNDARIES OF ALL PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY AND THE WIDTHS THEREOF AND THE LOCATION  
OF SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, CABLE, TELEVISION OR SIMILAR UTILITY AND ALL IRRIGATION DITCHES  
AND EQUIPMENT THROUGH AND INCLUDING THE FARTHEST BOUNDARY FROM THE PROPERTY OF ALL SUCH ADJOINING STREETS,  
(d) ENCROACHMENTS ONTO THE PROPERTY AND ANY EASEMENTS APPERTAINING THERETO AND THE EXTENT THEREOF IN FEET  
AND TENTHS OF FEET AND ALL ENCROACHMENTS BY ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE  
PROPERTY ONTO ANY EASEMENTS AND ONTO PROPERTY ADJACENT THERETO, (e) ALL PERMANENT BUILDINGS, STRUCTURES  
AND IMPROVEMENTS, AND THE RELATIONSHIP OF SUCH PERMANENT BUILDINGS, STRUCTURES, IMPROVEMENTS AND OTHER  
PHYSICAL MATTERS BY DISTANCES TO THE PERIMETER OF THE PROPERTY, (f) THAT THERE EXISTS MEANS OF INGRESS  
AND EGRESS TO AND FROM THE PROPERTY, AND (g) THE LOCATION OF THE BOUNDARIES OF ANY 100-YEAR FLOOD HAZARD  
BOUNDARY LEVEL AS DEFINED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE AREA.

AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS  
*MORTON A. Schnars*  
DOTHY L. VENDREAU P.S.M.  
REGISTRATION NO. 5767

# ALTA/ACSM LAND TITLE SURVEY "LAZY LAKES" MOBILE HOME PARK

A PORTION OF "SUGARLOAF" (P.B. 4, PG. 76, M.C.R.)  
SECTION 31, TOWNSHIP 66 SOUTH, RANGE 28 EAST  
SUGARLOAF KEY, MONROE COUNTY, FLORIDA

SHEET NO. 2  
OF 2 SHEETS  

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PROJECT NO.  
15943C-

LEGEND	
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS OF SURVEYING AND MAPPING
CONC. (C)	CONCRETE
CBS	CONCRETE BLOCK STRUCTURE
EOW	EDGE OF WATER
FND.	FOUND
GUY	GUY WIRE & ANCHOR
IP	IRON PIPE
IR	IRON ROD
LB	LICENSE BUREAU
M.H.W.	MEAN HIGH WATER
O.R.B.	OFFICIAL RECORD BOOK
OH	OVERHEAD WIRES
P.B.	PLAT BOOK
PG.	PACE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
	POWER POLE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM OF 1929
M.C.P.R.	MONROE COUNTY PUBLIC RECORDS

SUGAR LOAF TOWNSITE P.B 3 PAGE 3, MONROE COUNTY PUBLIC RECORDS

ADJACENT OWNER: CARDINAL INVESTMENT

ADJACENT OWNER: ROE, PATRICIA

MEAN HIGH WATER LINE  
AS SURVEYED IN THE FIELD ON 1-13-99 —  
ELEVATION 0.98' NGVD 1929

SOUTH 1000 FEET MORE OR LESS DEED

HIGH WATER LINE  
ELEVATION - 1.13 FEET N.G.V.D. 1929

↑  
SUBMERGED LANDS LYING BELOW  
THE MEAN HIGH WATER LINE

N  
N 72° 32' 47"E  
BASIS F.D.O.1 BASELINE  
BASIS F.D.O.1

50 0 50

GRAPHIC SCALE

JOHNSON

25' PUBLIC RIGHT OF WAY  
PLAT BOOK 4 PG

25' STRIP FOR ROAD PURPOSES ONLY  
AS PER O.R.B. 42, PG 436, I  
GRANTED TO MONROE CO.

MATCH LINE "A"

JOHNSON ROAD

25' STRIP FOR ROAD PURPOSES ONLY  
GRANTED TO

TRACT 4 GOVERNMENT LOT 4

ADJACENT OWNER: CUSHMAN, VICTOR

גַּם־בְּעֵד־כֵּן־בְּעֵד־כֵּן־בְּעֵד־כֵּן

600°AC/334°  
E82 00'

10. The following table shows the number of hours worked by each employee in a company.

LAKE

LAKE

This hand-drawn plat map illustrates a property layout with several key features and dimensions:

- Property Lines:** The property is bounded by "ASPHALT" roads on the top and right sides.
- Structures:**
  - A 1 STORY WOOD OFFICE building is located in the upper left corner.
  - A 4' WOOD FENCE runs along the top asphalt road.
  - A COV. TILE and COV. WOOD DECK area is situated near the center-left.
  - A POOL ON CONC. PAD is located in the center.
  - A CONC. STORAGE PAD LOT 2 is shown below the pool.
  - A PUMP is located on the conc. pad.
  - A "SUGARLOAF" (P.B. 4 PG. 76, M.C.R.) BLOCK 4 structure is positioned on the right side.
  - A SEWAGE TREATMENT PLANT is located in the lower center-right.
- Lot Divisions:**
  - LOT 1: Contains COV. TILE and COV. WOOD DECK areas.
  - LOT 2: Contains CONC. STORAGE PAD.
  - LOT 3: Located in the center, containing a pool and pump.
  - LOT 4: An ASPHALT lot to the right of LOT 3.
  - LOT 5: An ASPHALT lot to the right of LOT 4.
  - LOT 6: An ASPHALT lot on the far right.
- Dimensions and Easements:**
  - Vertical dimensions include 36.50', 34.00', 31.50', 31.50', 31.50', 31.50', 301.79', 302.19', 19.00', 26.70', and 25.00'.
  - Horizontal dimensions include 112.00', 112.00', 74.83', 74.35', 13127.00N, and 0/H.
  - Easements and rights-of-way are indicated by dashed lines and labeled "E.O.W. (10/8/96)" and "E.O.W. (10/8/96) -".
  - Coordinates: N89°46'33"E and S89°46'33"E are marked along the bottom boundary.
  - Plat Book and Page information: PLAT BOOK 4, PAGE 16 M.C.P.R.
  - Post Office Box (P.O.B.): Located at the bottom right corner.

A hand-drawn survey diagram illustrating a polygonal boundary. The boundary is defined by solid black lines, some of which are curved. Key features include:

- GUY ANCHOR:** A point marked with a circle containing a 'G' at the bottom-left corner.
- O/H:** A label indicating an offset or height dimension.
- Dimensions:** Horizontal distances between vertices are labeled as 66.9, 139.58', and 139.55'. Vertical distances are labeled as 39' and 25.34'.
- Coordinates:** Vertices are labeled with their coordinates:
  - Bottom-left vertex: N00°51'11.46"W
  - Bottom-right vertex: N02°08'06.93"W
  - Top-right vertex: N77°55'19.58"W
  - Top-left vertex: N77°55'19.58"W
- Angles:** Internal angles are labeled as 53°27' and 458°08'37"W.
- Text at the bottom:** NORTH 600 FEET MORE OR LESS DEED

SHEET NO. 1  
OF 2 SHEETS  

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PROJECT NO.  
15943C-

# ATTACHMENT SURVEY

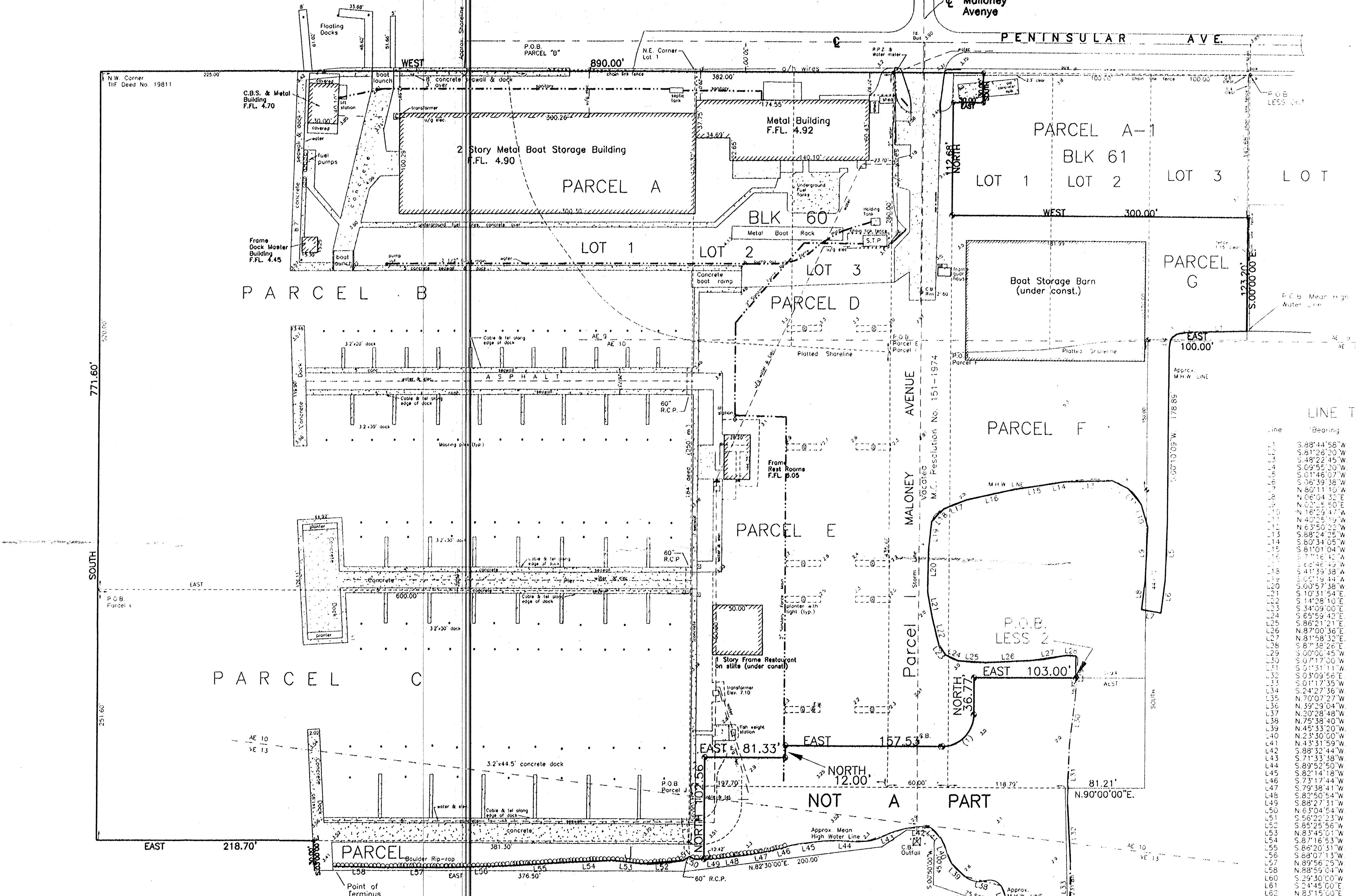
## "LAZY LAKES" MOBILE HOME PARK

A PORTION OF "SUGARLOAF" (P.B. 4, PG. 76, M.  
SECTION 31, TOWNSHIP 66 SOUTH, RANGE  
SIXTY ONE KEY MONROE COUNTY

LB 1337  
ENGINEERS PLANNERS - SURVEYORS  
500 N. ANDREWS AVE, Ft. LAUDERDALE, FL 33308-2132 (954) 776-

LB 1337 - PLANNED SURVEYORS LAUDERDALE, FL 33309-2132 (954) 776-1111

6500 N. ANDREWS AVE, Ft. LAUDERDALE, FL 33309-2132 (954) 776-



Curve number 1  
Radius = 32.00'  
Delta = 90°00'00"  
Arc = 50.27'  
Tangent = 32.00'  
Chord = 45.25'  
Chord Brdg. = S.45°00'00"W.

Sheet 2 of 2

Oceanside Marina 5950 Penninsular Ave., Key West, FL 33040		Date No.: 02-207
BOUNDARY SURVEY		
Scale 1"=50'	Ref. Flood panel No. 124-56	Done by F.H.
Date 1/30/97	Flood Zone A	Site 101
REVISIONS AND/OR ADDITIONS		
2/20/98 Update underground utility		
11/1/01 Catch Basin		
4/23/02 updated.		
7/26/03 Stock Island/Oceanside Marina		

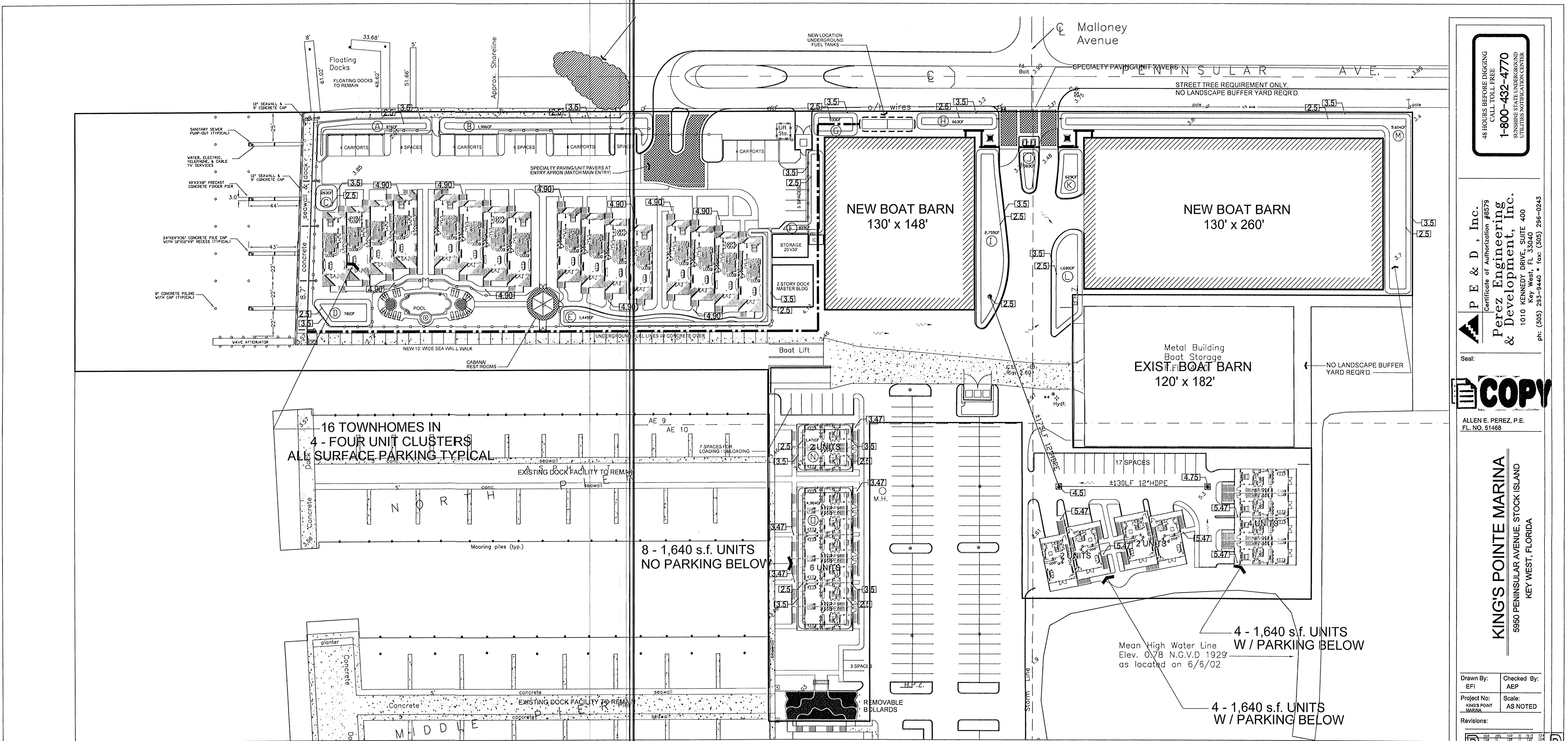
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APR 5 2006

MONROE CO. PLANNING DEPT.

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR  
1150 Northside Drive  
Suite 101  
Key West, FL 33040  
(305) 293-0460  
Fax (305) 293-0237





## DRAINAGE CALCULATIONS

### WATER QUANTITY - PRE DEVELOPMENT

GROSS AREA = 19.84 AC  
SUBMERGED LANDS AREA = 8.39 AC  
PROJECT AREA = 7.04 AC  
PERVIOUS AREA = 3.10 AC  
IMPERVIOUS AREA = 3.94 AC  
% IMPERVIOUS = 56.0%  
RAINFALL FOR 25yr/24hr EVENT (P) = 9 IN  
RAINFALL FOR 25yr/3day EVENT (P) = 12.2 IN  
DEPTH TO WATER TABLE = 2 FT  
DEVELOPED AVAILABLE STORAGE = 1.88 IN  
SOIL STORAGE (S) = (1.88 IN)(1-0.560) = 0.83 IN  
 $Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.2-(0.2)(0.83))^2}{(12.2+(0.8)(0.83))} = 11.29 \text{ IN}$

### WATER QUANTITY - POST DEVELOPMENT

GROSS AREA = 19.84 AC  
SUBMERGED LANDS AREA = 8.39 AC  
PROJECT AREA = 7.04 AC  
PERVIOUS AREA = 3.03 AC  
IMPERVIOUS AREA = 4.01 AC  
% IMPERVIOUS = 57.0%  
RAINFALL FOR 25yr/24hr EVENT (P) = 9 IN  
RAINFALL FOR 25yr/3day EVENT (P) = 12.2 IN  
DEPTH TO WATER TABLE = 2 FT  
DEVELOPED AVAILABLE STORAGE = 1.88 IN  
SOIL STORAGE (S) = (1.88 IN)(1-0.570) = 0.81 IN  
 $Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.2-(0.2)(0.81))^2}{(12.2+(0.8)(0.81))} = 11.31 \text{ IN}$

### POSTDEVELOPMENT - PREDEVELOPMENT

$$(Q_{post}) (A) - (Q_{pre}) (A) = 79.62 \text{ AC-IN} - 79.48 \text{ AC-IN}$$

WATER QUANTITY TREATMENT VOLUME = 0.14 AC-IN

### WATER QUALITY

PROJECT DRAINAGE AREA EXCLUDES CONDO AREA = 7.04 AC

A) ONE INCH OF RUNOFF FROM UPLAND AREA = 7.04 AC-IN

B) 2.5 INCHES TIMES PERCENT IMPERVIOUS

ROOF AREA + POOL AREA = 2.33 AC  
IMPERVIOUS AREA = 4.01 AC  
PERVIOUS AREA = 3.03 AC  
% IMPERVIOUS (EXCLUDING ROOF&POOL AREAS) = 35.7%  
RUNOFF TREATMENT = 2.5" X (%IMPERVIOUS) = 0.89 IN  
VOLUME = (0.89 INCHES) (PROJECT AREA) = 6.29 AC-IN

### WATER QUANTITY ~vs~ WATER QUALITY

$$0.14 \text{ AC-IN} < 7.04 \text{ AC-IN}$$

### RETENTION REQUIRED

$$\begin{aligned} 50\% \text{ CREDIT FOR DRY DETENTION} \\ \text{DETENTION VOLUME} = 0.5(7.04 \text{ AC-IN}) = 3.52 \text{ AC-IN} \\ \text{DETENTION REQUIRED} = 12,780 \text{ CF} \end{aligned}$$

### RETENTION PROVIDED

BASIN A VOLUME	= 876 CF
BASIN B VOLUME	= 1,906 CF
BASIN C VOLUME	= 263 CF
BASIN D VOLUME	= 781 CF
BASIN E VOLUME	= 1,445 CF
BASIN F VOLUME	= 859 CF
BASIN G VOLUME	= 533 CF
BASIN H VOLUME	= 663 CF
BASIN I VOLUME	= 2,755 CF
BASIN J VOLUME	= 383 CF
BASIN K VOLUME	= 629 CF
BASIN L VOLUME	= 1,680 CF
BASIN M VOLUME	= 5,604 CF
BASIN N VOLUME	= 1,471 CF
BASIN O VOLUME	= 4,964 CF
PROJECT VOLUME	= 24,812 CF
	24,812 CF > 12,780 CF

C-1

Date: MAR. 28, 2006

KING'S POINTE MARINA  
5950 PENINSULAR AVENUE, STOCK ISLAND  
KEY WEST, FLORIDA

Drawn By: EFL	Checked By: AEP
Project No: KING'S POINT MARINA	Scale: AS NOTED
Revisions:	
RECEIVED APR - 5 2006 MONROE CO. PLANNING DEPT.	

**KING'S POINTE  
MARINA**

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**MASTER SITE PLAN**

**KING'S POINTE MARINA  
KEY WEST, FLORIDA**

**RECEIVE APR - 5 2006**  
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**NORTH**

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05059  
DATE:  
03.29.06  
DRAWN BY:  
WLW  
CHECKED BY:  
LBR

SHEET NUMBER:

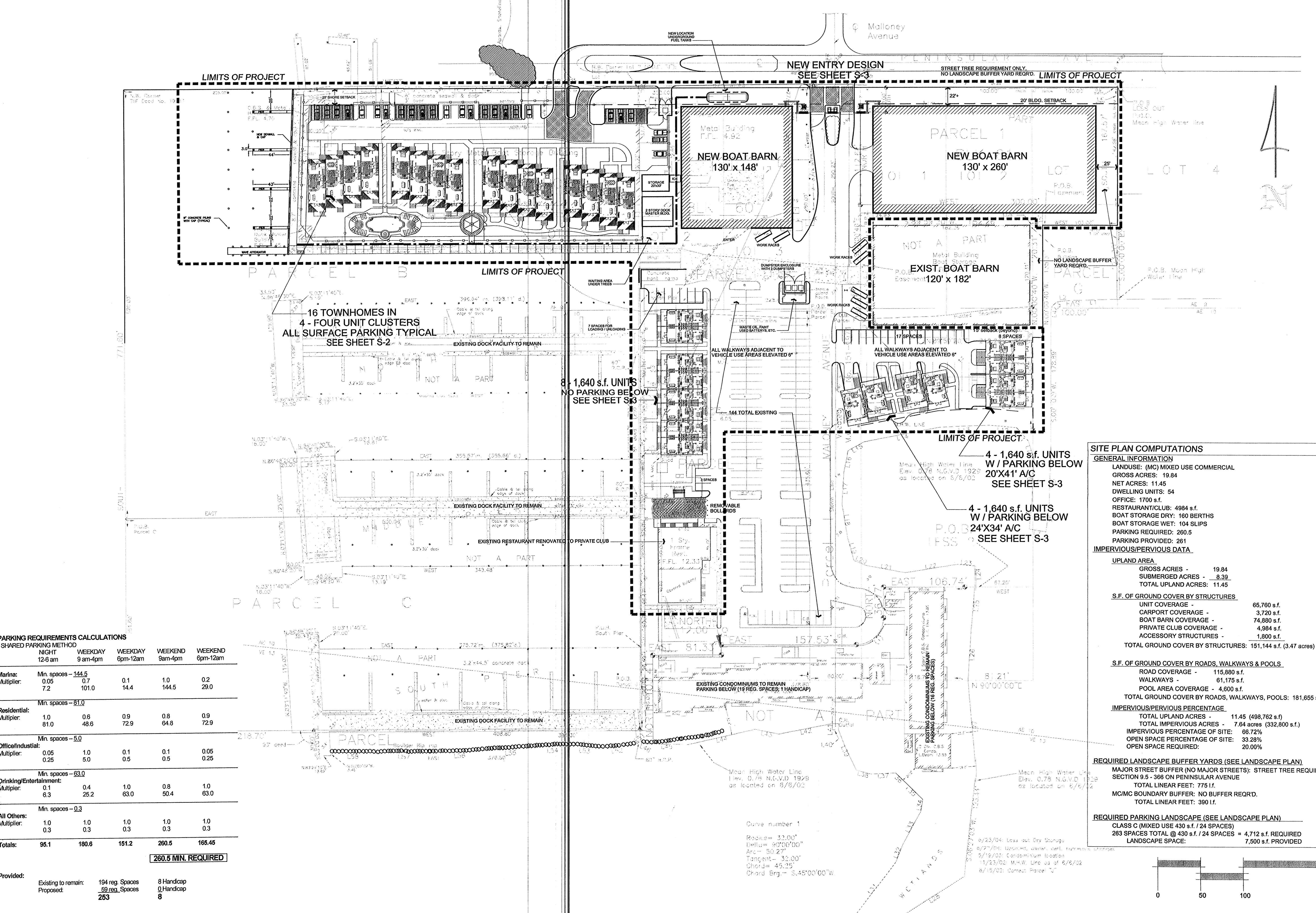
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1 OF 6

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**SITE PLAN**

SCALE: 1" = 50'



# KING'S POINTE MARINA

MASTER SITE PLAN

# KING'S POINTE MARINA KEY WEST, FLORIDA

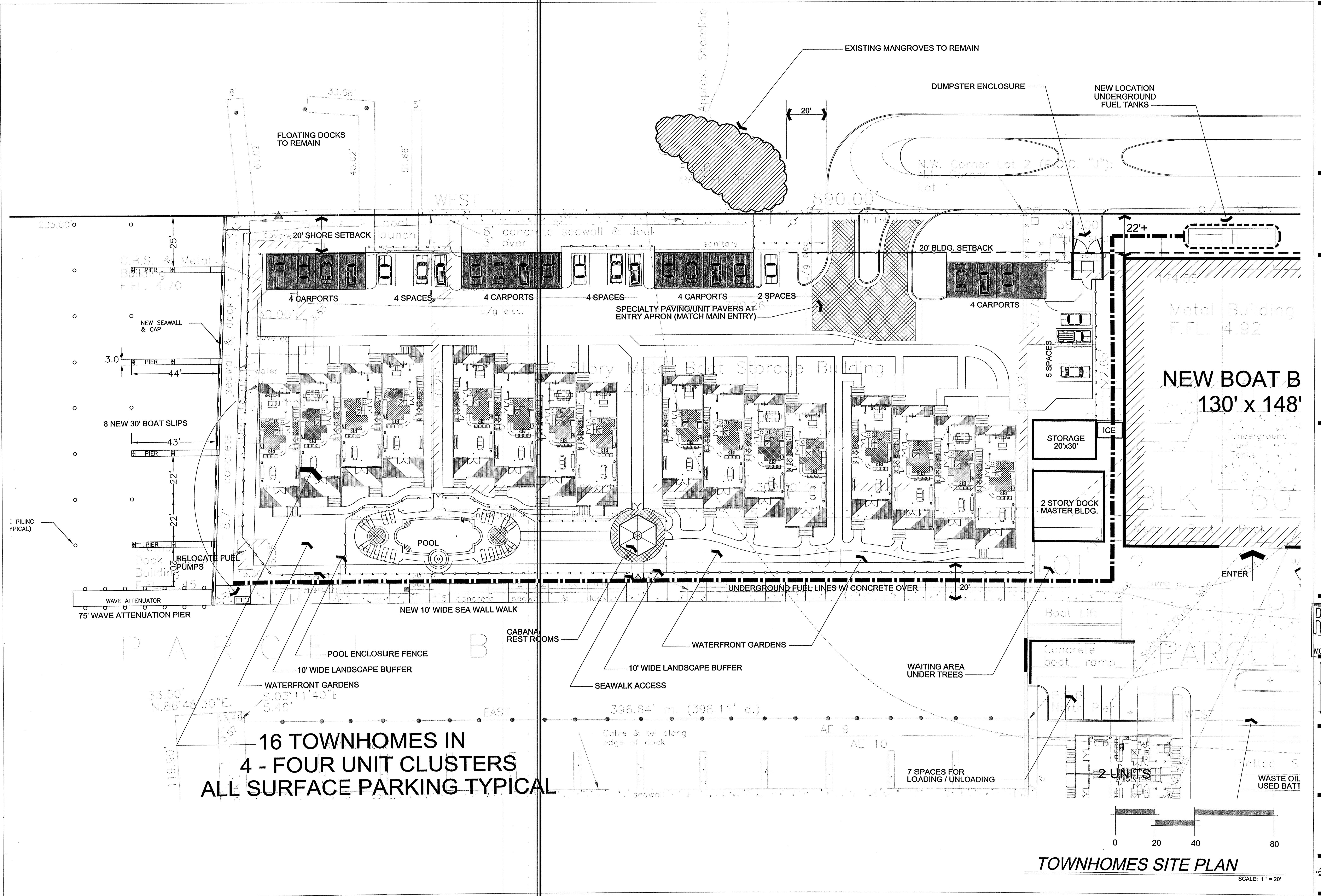
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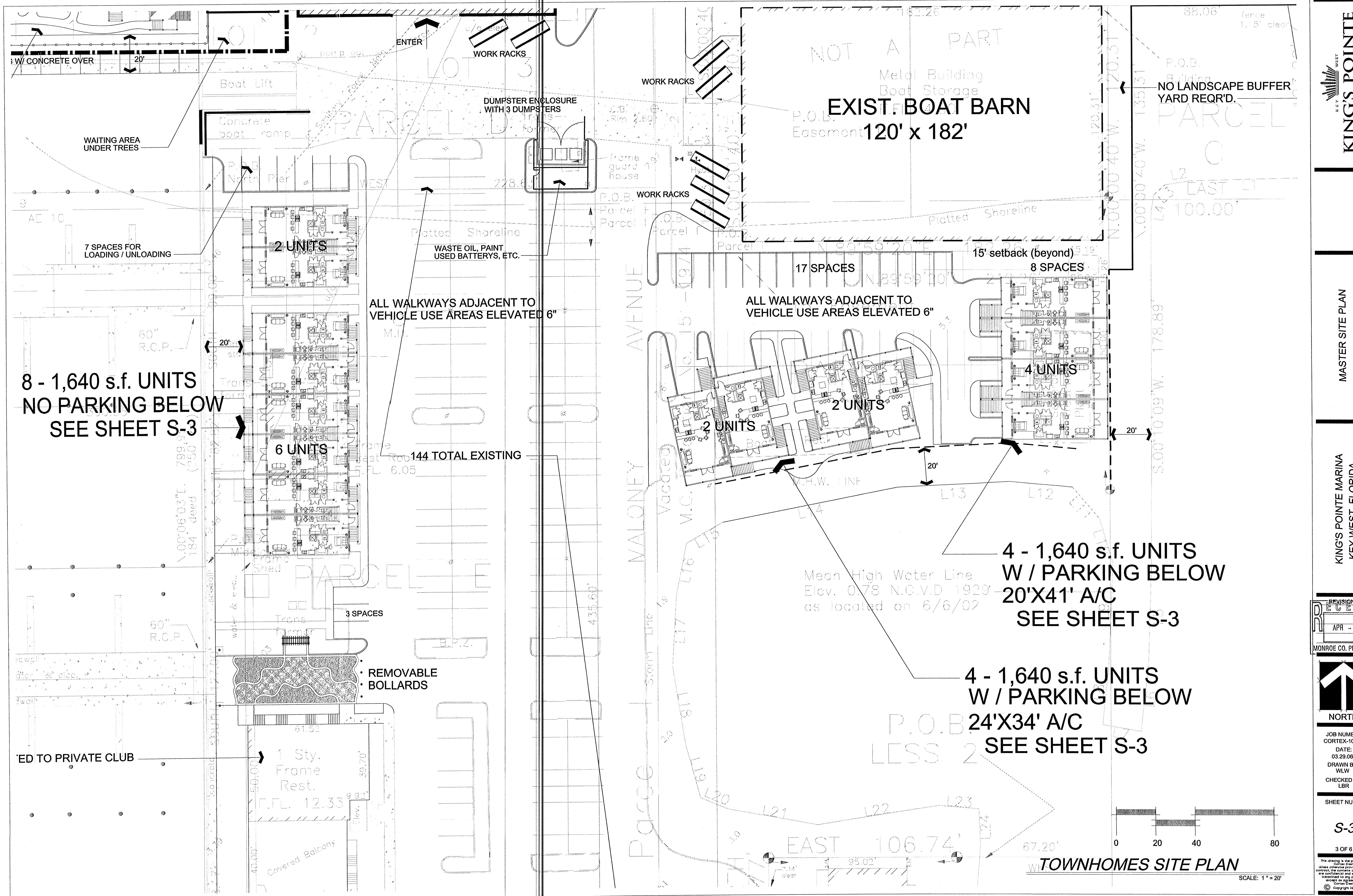
A black and white graphic icon consisting of a white arrow pointing upwards, set against a dark background. The arrow has a thick vertical stem and two diagonal bars extending from its top. There are small 'X' marks at the ends of the arrow's path.

JOB NUMBER:  
ORTEX-10981  
  
DATE:  
03.29.06  
  
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WLW  
  
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LBR  
  
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S-2

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12.09.05  
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LBR

SHEET NUMBER:

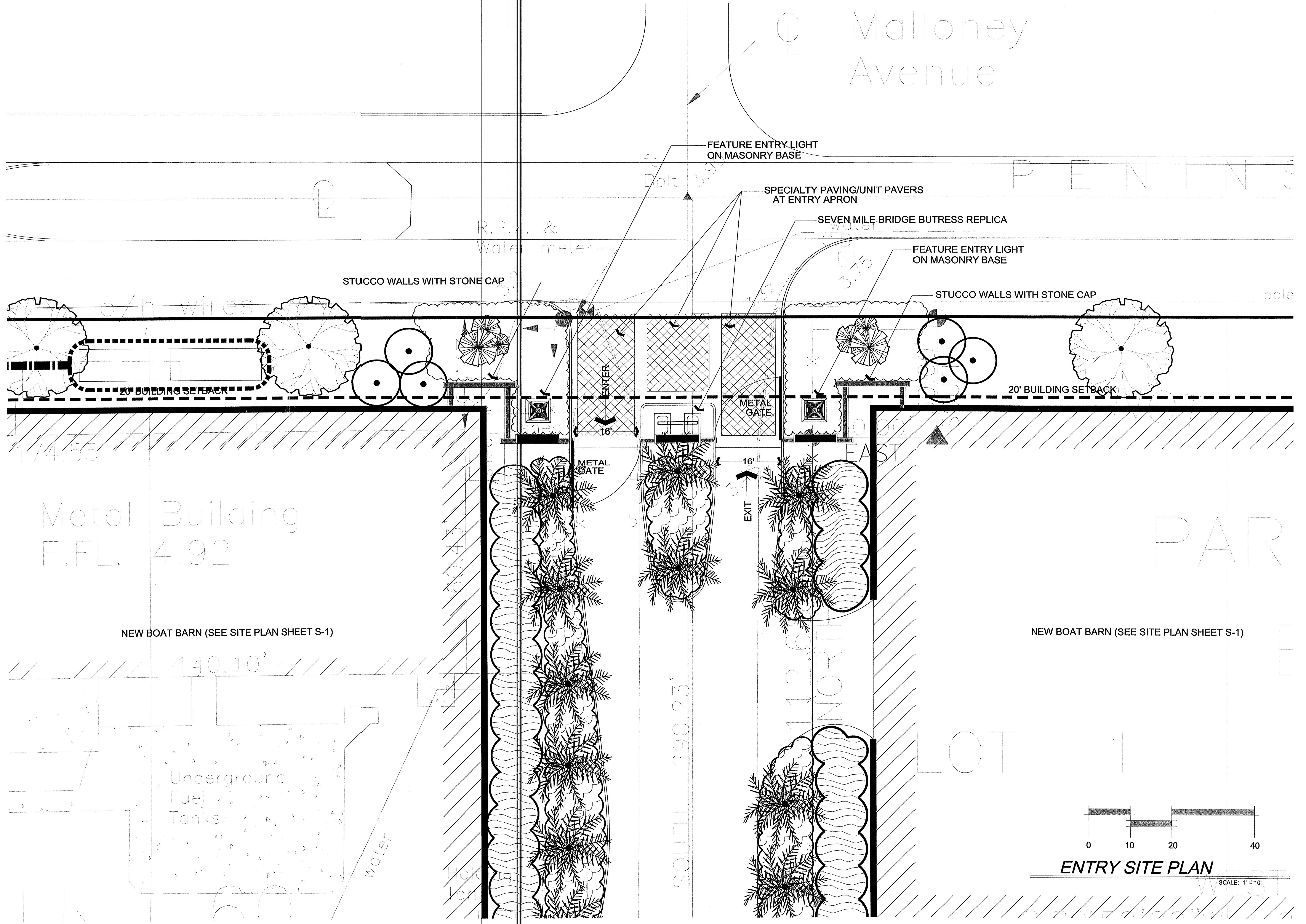
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# Malloney Avenue



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NORTH

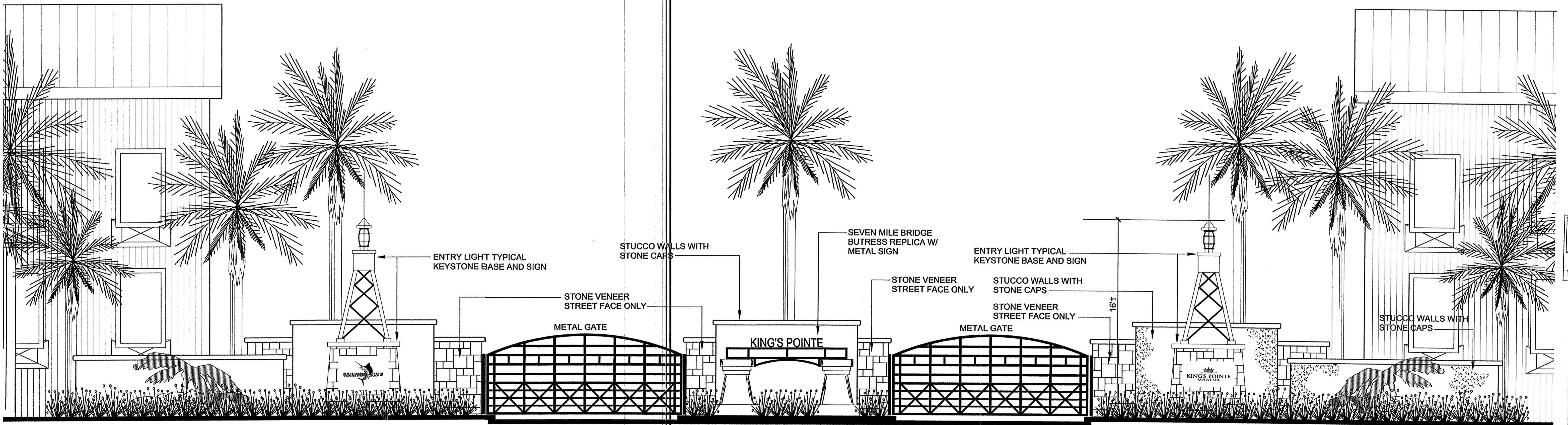
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CORTEX-10981  
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LBR

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S-5

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**ENTRY ELEVATION**

SCALE: 1/4" = 1'-0"